



PUBLIC RESERVATION 13
HILL EAST WATERFRONT

DRAFT MASTER PLAN

Lead Agency
District of Columbia, Office of Planning

Funding Agencies
District of Columbia, Department of Health
District of Columbia, Department of Corrections

Urban Design Team
Ehrenkrantz Eckstut & Kuhn Architects
Justice & Sustainability Associates

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Government of the District of Columbia
Anthony A. Williams, Mayor

Dear Reservation 13 Stakeholder:

Please find the Draft Master Plan for the 67-acres of public land known historically as Reservation 13, the existing site of the DC Jail and the DC General Hospital. The Office of Planning has completed this document in collaboration with the Department of Health and the Department of Corrections. While the planning process for this site has been completed in an expedited manner over the past three months, the Office of Planning has incorporated a significant and meaningful community engagement into the process, which has yielded important insights for the future of this public land resource.

This has been the first community-based planning process in the history of Reservation 13. The last plan for the site was completed in 1974 and its vision was not implemented. In fact, other than the addition to the DC Jail in the 1980s, the site has not been substantively reorganized in over 70 years and today remains isolated from our City and our waterfront. This Draft Master Plan seeks to respond to community objectives for the site by achieving the following five goals in the plan document:

- The recognition of the site as one of the most important public land resources in the District of Columbia;
- The recognition of broad-based citizen concerns and desires for the site;
- The recognition of the site's potential to contribute to the quality of life in the immediate and surrounding neighborhoods;
- The recognition of the site as an important gateway to the over 1800-acres of parkland along the Anacostia River waterfront;
- The recognition of the site's unique physical characteristics and its inherent beauty.

The planning process has included many challenges regarding potential future uses for the site. The site has historically housed institutional-style public buildings for health care and corrections services. Many of the existing buildings on the site are currently in a poor state of repair and vacant, contributing further to the negative impacts on neighborhoods and the Anacostia waterfront. The planning approach has promoted flexibility and phasing options for future building construction. This is a departure

from the single-facility, institutional organization on the site today and represents a challenge to all participants in this planning process as we look towards the future.

I am pleased to report that the planning for Reservation 13 has addressed these difficult challenges by engaging in a collaborative public process that has incorporated input from over 15 government agencies and over 300 citizen stakeholders. This collaboration included significant guidance and input from the District of Columbia Department of Health and the Department of Corrections; strong leadership from the City Council; and the crucial participation of an engaged public in the form of a steering committee, numerous public meetings, and a website. The process culminated with a highly interactive three-day community workshop, which allowed for unprecedented exchange between interested community members, government officials and the urban design consultant team.

I believe the result of this hard work is a Draft Master Plan that is both visionary and pragmatic; that addresses short-term needs and establishes long-term goals. The Draft Master Plan charts a course that promotes a blend of public uses on the site, integrates this land resource into the City and neighborhood, and promotes environmental stewardship and public welfare.

Respectfully,



Anthony A. Williams
Mayor, District of Columbia

Dear Reservation 13 Stakeholder:

The preparation of this document has been a unique opportunity to create a vision for one of our City's most important public land resources. It is a privilege that the Office of Planning has been afforded this opportunity to coordinate the vision for Reservation 13.

This planning effort has brought together two of the most important initiatives currently being undertaken by the Office of Planning: The Strategic Neighborhood Action Plans (SNAP) and the Anacostia Waterfront Initiative (AWI). Both the SNAP and the AWI have required significant coordination with District agencies and the development of important partnerships with the federal agencies that own or control land along the Anacostia River.

The intent of this plan is to create the land use framework necessary for the next 20 years of growth and development on the Reservation 13 site. The purpose was not to propose specific building projects. The site offers ample capacity to accommodate important public services required by the City and serve neighborhood needs at the same time. With the pending transfer of jurisdiction, this document will serve as the basis to implement the District's land use jurisdiction.

This plan represents the unprecedented involvement of community members and neighborhood residents in the formation of a vision for Reservation 13. Additionally, it identifies one of the most important and exciting opportunities to reconnect our City to the shores of the Anacostia River.

Sincerely,



Andrew Altman
Director, Office of Planning

Table of Contents

I. Vision Statement.....	3
II. Executive Summary.....	4
III. Planning Process.....	6
IV. Planning Context.....	7
V. Existing Site Conditions.....	11
VI. Planning Principles.....	15
VII. Draft Master Plan	19
♦ Illustrative Plan	
♦ Street, Blocks and Circulation	
♦ General Uses	
♦ Building Massing and Heights	
♦ Public Open Spaces and Waterfront Park	
♦ Places	
VIII. Implementation and Next Steps.....	26
♦ Plan Implementation	
♦ Staging	
♦ Phasing and Interim Uses Strategy	
IX. Summary of Public Comments.....	29
X. Acknowledgements.....	36
♦ Executive Committee	
♦ Steering Committee	
♦ Consultant Team	

I. Vision Statement

An urban waterfront district that serves the District of Columbia and connects the surrounding neighborhoods to the Anacostia River via public streets and green parks. It is a public resource hosting a mixture of uses, including health care, civic, residential, educational, community and other public uses. It is pedestrian-oriented, has a human scale, and is a convenient, safe and pleasurable place to visit, live, work and play.

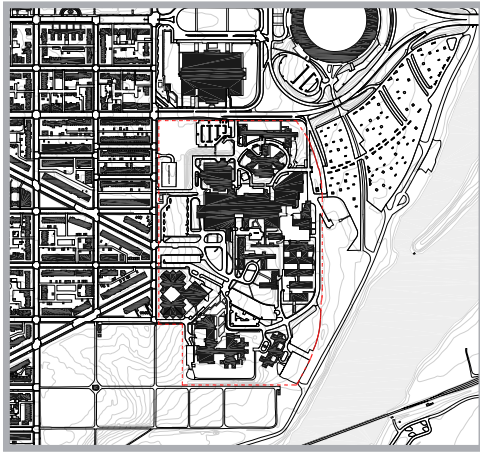


Figure 1 - Existing Plan

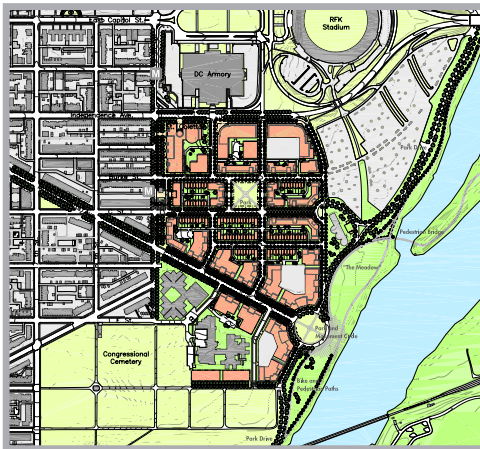


Figure 2 - Illustrative Site Plan